



**3 Bedroom House - End Terrace**  
**located on Pelham Bend, Coventry**  
**£325,000**

**UP Estates**





**\*\*NO FORWARD CHAIN - SPACIOUS, FLEXIBLE LIVING ACCOMODATION - SOUGHT AFTER AREA, WC, ENSUITE & FAMILY BATHROOM\*\*** This is a fantastic opportunity to purchase a PERFECT FAMILY HOME! This modern three story three double bedroom end of terrace home has great transport links to the motorway network, local amenities and Birmingham airport. This well presented home benefits from double glazing and gas central heating throughout and briefly compromises of an entrance hallway with cloakroom, W/C & hand wash and leads through to the spacious fitted kitchen/diner which comes with integrated electric oven & hob, fridge/freezer. To the second floor is the living room with double patio doors leading onto a balcony, a double bedroom with fitted wardrobes to include a part tiled en-suite shower room. On the third floor there are a further two double bedrooms one of which one has a Juliet balcony and the part tiled family bathroom has a white suite incorporating W/C, hand wash and bath with mixer shower. Other features include a garage, driveway and low maintenance rear garden.

#### LOCATION

Situated on a well regarded development, on the estate there is a selection of shops, restaurants and a dog friendly pub! Bannerbrook Park is a pleasant, peaceful estate on the edge of Coventry City with large supermarkets (Sainsburys, Tesco, Aldi) within a 10 minute drive. There are a number of good schools in the area. There are good transport links: the A45, M6, M42, M40 are close by; circa 15 minutes by road or rail to Birmingham Airport; 5 minutes to Tile Hill Station (on the main London - Birmingham line).

#### IMPORTANT NOTE TO PURCHASERS

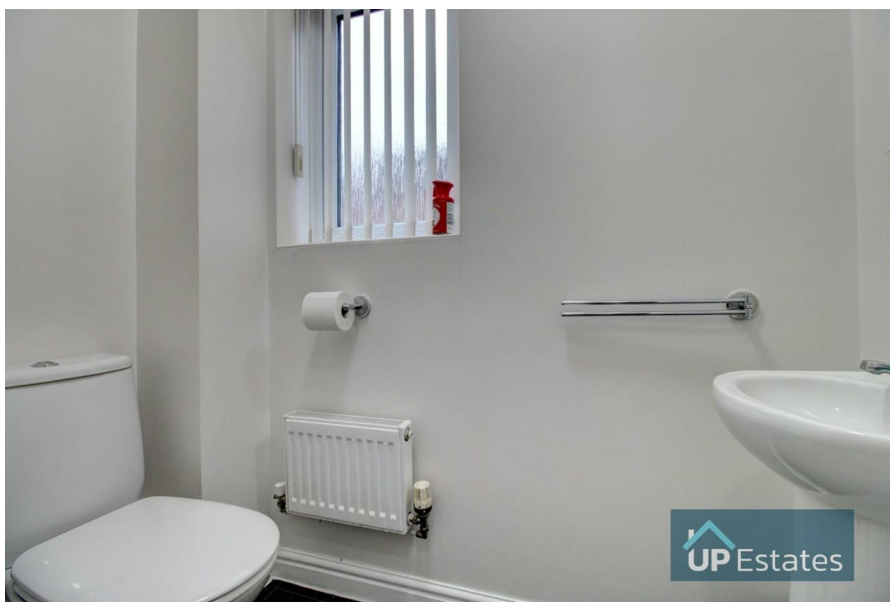
Intending purchasers will be asked to produce identification documentation for Anti Money Laundering Regulations at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given.

All measurements have been taken as a guide to prospective buyers only and are not precise. Please be advised that some of the

£325,000

- NO FORWARD CHAIN
- THREE DOUBLE BEDROOMS (ONE EN-SUITE)
- SOUGHT AFTER DEVELOPMENT
- FLEXIBLE LIVING ACCOMMODATION
- BALCONY OFF LOUNGE & TWO JULIET BALCONIES
- DRIVEWAY & GARAGE





particulars may be awaiting vendor approval. If you require clarification or further information on any points, please contact us, especially if you are traveling some distance to view.

All fixtures and fittings ultimately are to be agreed with the seller via the fixtures and fittings form which will then form part of a legal contract through the conveyances and as the marketing estate agent none of our particulars or conversations are legally binding, only the legal solicitor paperwork.



Up Estates has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.







Pelham Bend, Coventry





Total Area: 121.5 m<sup>2</sup> ... 1307 ft<sup>2</sup> (excluding balcony)

All measurements are approximate and for display purposes only

## CONTACT

Up Estates  
6 Orchard Court  
Binley Business Park  
Coventry  
Warwickshire  
CV3 2TQ

E: [enquiries@upestates.co.uk](mailto:enquiries@upestates.co.uk)  
T: 024 7771 0780

 **UP** Estates